

PLAN COMMISSION MEETING
MAY 3, 2016 - 5:00 P.M.

Members Present: Fred Horne, Ron Volkert, David Wilford, Mike Kastens, Kyle Hinrichs, MaryKay Rice, Jim Zajkowski and Sarah Skinner (ex-officio)

Others Present: Sean Lentz, Dan Licht, Tanya Reigel and Noah Wiedenfeld

Fred Horne called the meeting to order and roll call was taken.

Jim Zajkowski moved to adopt the agenda as presented, seconded by David Wilford and carried.

Mike Kastens moved to approve the minutes of the previous meeting on April 7, 2016, seconded by MaryKay Rice and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the proposed amendment to the Project Plan for Tax Incremental District #6. Sean Lentz, from Ehlers & Associates, explained when the TIF district was created they calculated the taxable value within the boundaries including buildings and personal property and that is considered the base value. After the TIF is created, taxes on the base value continue to be distributed to all taxing jurisdictions. Any new value that is added to the TIF is considered increment value and taxes on that value are placed in a special fund to be used by the City to improve infrastructure or promote development within the TIF. When the fund has paid back all expenditures or the district has reached its maximum life, the increment value goes back to sharing taxes with all taxing jurisdictions. Project costs that can be financed by the TIF district include new streets, purchase of new land, selling land at a reduced price, development incentives, or for projects outside the district within ½ mile. The expenditure period for TIF #6 ends on September 11, 2017 and the maximum life ends September 11, 2022. The estimated fund balance for TIF #6 as of 12/31/15 is \$500,779 and the City is on track to recover all expenses by the end of the life of the TIF. The proposed amendment to TIF #6 is to allow it to incur expenses outside of but within the ½ mile of the district. Proposed project costs could include:

East Richmond Way & Dorsett	\$ 145,000
Doman Storm Water	30,000
125 th Street Sidewalk & Trails	250,000

These projects will not be completed unless development happens to make the improvements necessary. The City will monitor the pace of development and may adjust the project list if necessary. The East Richmond Way project includes a turn lane to accommodate additional development in that area. The Doman Storm Water project includes expanding the existing regional storm water pond to accommodate new development in that area. Discussion followed. Fred Horne declared the Public Hearing closed.

Action on Public Hearing Agenda

Jim Zajkowski offered the following resolution and moved for its adoption:

Resolution #051601
Resolution Approving a Project Plan Amendment
For Tax Incremental District #6
City of New Richmond, Wisconsin

WHEREAS, the City of New Richmond (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,
WHEREAS, Tax Incremental District #6 (the "district") was created by the City on September 11, 1995 as an industrial district; and
WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and
WHEREAS, such amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f) 1, n; and,

WHEREAS, and amended Project Plan for the District (the “amendment”) has been prepared that included:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f) l, k. and 66.1105 (2)(f) l, n; outside the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or the obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes, and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of any attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of St. Croix County, New Richmond School District, and the Wisconsin Indianhead Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Incremental Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 3, 2016 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of New Richmond that;

1. The boundaries of Tax Increment District #6 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council
3. Amendment of the Project Plan of the District promotes orderly development in the City

Motion was seconded by Kyle Hinrichs and carried.

Review of Sign Ordinance Revisions – First Draft

Noah Wiedenfeld and Dan Licht reviewed the changes in the first draft of the ordinance rewrite.

Considerable discussion followed. Highlights include:

- 1) Electronic Signs will be allowed with more specific language including no scrolling, flashing, or animation and no video display signs.
- 2) Setbacks will be 10 feet from any property line and cannot encroach upon any drainage or utility easement and shall not encroach upon the traffic visibility zone.
- 3) Residential Property is allowed one wall or window sign less than 6 square feet for home occupations.
- 4) Freestanding signs shall be ground signs with decorative masonry.
- 5) Multiple Occupancy buildings will be allowed separate wall signs for each tenant, a comprehensive sign plan is required, and one free standing sign will be allowed per building.
- 6) Sandwich Board Signs are allowed in Z6 District, displayed only when open to the public, four feet high and three feet wide, one sign per building or tenant provided that a five foot pedestrian walkway is maintained a minimum of two feet back from the curb.
- 7) Temporary signs are allowed one sign per property at any given time, off premise signs with noncommercial speech are allowed.

It was the consensus of the Plan Commission to allow the frequency of change on electronic signs as often as every ten seconds.

The Plan Commission discussed having additional permits or license fees for various signs, but it was the consensus not to charge additional fees.

Suggestions from the Plan Commission will be brought forward in Draft #2.

Communications & Miscellaneous

None

Kyle Hinrichs moved to adjourn the meeting, seconded by MaryKay Rice and carried.

Meeting adjourned at 6:15 p.m.

Tanya Reigel
City Clerk